



PLANNING DEPARTMENT, 231 NE Fifth Street, McMinnville, Oregon 97128  
[www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov)

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**NOTICE OF PENDING ADMINISTRATIVE DECISION  
TENTATIVE PARTITION  
1206 NE 10<sup>th</sup> AVENUE**

NOTICE IS HEREBY GIVEN that an application for a partition of land has been submitted to the McMinnville Planning Department. The purpose of this notice is to provide an opportunity for surrounding property owners to submit comment regarding this application prior to a decision by the Planning Director. Please contact Heather Richards with any questions at (503) 434-7311.

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**DOCKET NUMBER:** MP 1-21 (Tentative Partition)

**REQUEST:** Approval to partition an approximately 8,485 square foot parcel of land into two (2) parcels approximately 4,208 and 4,277 square feet in size to allow for the creation of common-wall single family dwelling units on each individual parcel. The subject site is located at 1206 NE 10<sup>th</sup> Avenue and is more specifically described as Lot 30, Cottage Addition to the City of McMinnville. The subject property is also identified as Tax Lot 1800, Section 21AB, T.4 S., R. 4 W., W.M.

**APPLICANT:** Karl-Heinz Berto Wolff, property owner

**SITE LOCATION(S):** 1206 NE 10<sup>th</sup> Avenue (see attached map)

**MAP & TAX LOT(S):** R4421AB01800

**ZONE(S):** R-2 (Single Family Residential)

**MMC REQUIREMENTS:** McMinnville Municipal Code (MMC), Chapter 17.15 and Chapter 17.53 (see reverse side for specific review criteria)

**NOTICE DATE:** September 16, 2021

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Persons are invited to register any statement in person, by attorney, or by mail to the McMinnville Planning Department to assist the Planning Director in making a decision on this application. Should you wish to submit comments or testimony on this application, please call the Planning Department office at (503) 434-7311, or forward them by mail to 231 NE Fifth Street, McMinnville, OR 97128, or by email to [Heather.Richards@mcminnvilleoregon.gov](mailto:Heather.Richards@mcminnvilleoregon.gov).

Alternatively, you may request that the application be considered at a public hearing before the McMinnville Planning Commission. A request for hearing must state the basis for the request. (Please see MMC Section 17.72.120).

Appeals of the Planning Director decision need to be made to the Planning Commission. Failure to raise an issue in person or by letter precludes appeals to the Planning Commission on this issue. (Please see MMC Section 17.72.170)

**COMMENTS OR REQUESTS FOR HEARING MUST BE RECIVED NO LATER THAN  
5:00 pm, SEPTEMBER 30, 2021**

The decision-making criteria, application, and records concerning this matter are available in the McMinnville Planning Department office at 231 NE 5<sup>th</sup> Street, McMinnville, Oregon during working hours and on the Planning Department's portion of the City of McMinnville webpage at [www.mcminnvilleoregon.gov](http://www.mcminnvilleoregon.gov).

**REVIEW CRITERIA:**

**MMC Chapter 17.53 (Land Division Standards):**

All applicable standards and criteria in Chapter 17.53 apply to this request. In particular, the following sections of Chapter 17.53 apply to this request:

- 17.53.060 – Submission of Tentative Partition Plat
- 17.53.105 – Lots
- 17.53.100-140 – Approval of Streets and Ways
- 17.53.150-153 – Improvements

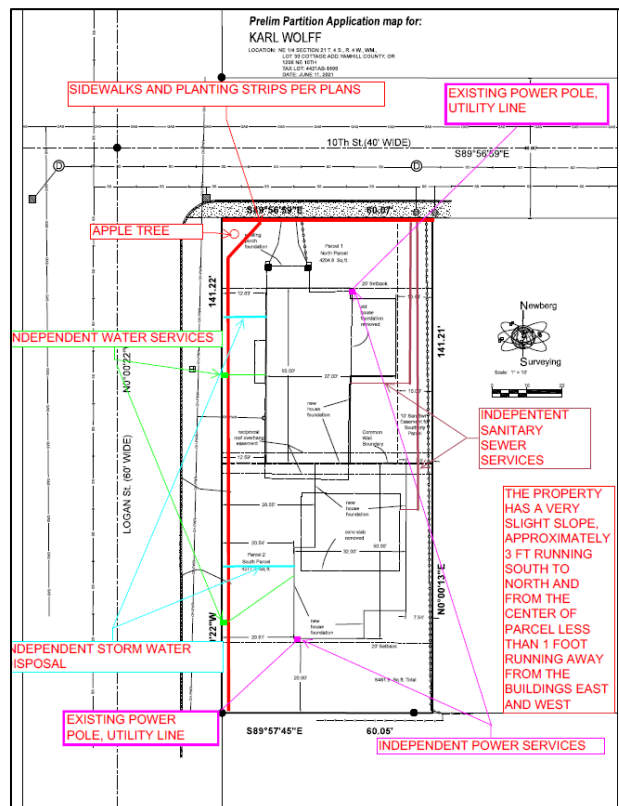
**MMC Chapter 17.15 (R-2 Single Family Residential Zone):**

All applicable standards and criteria in Chapter 17.15 apply to this request.

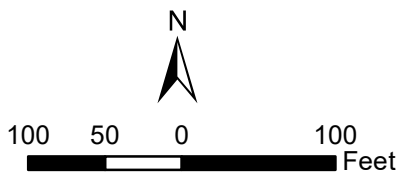
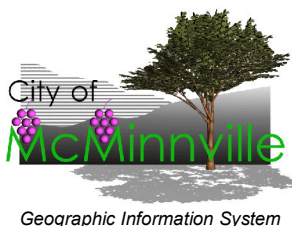
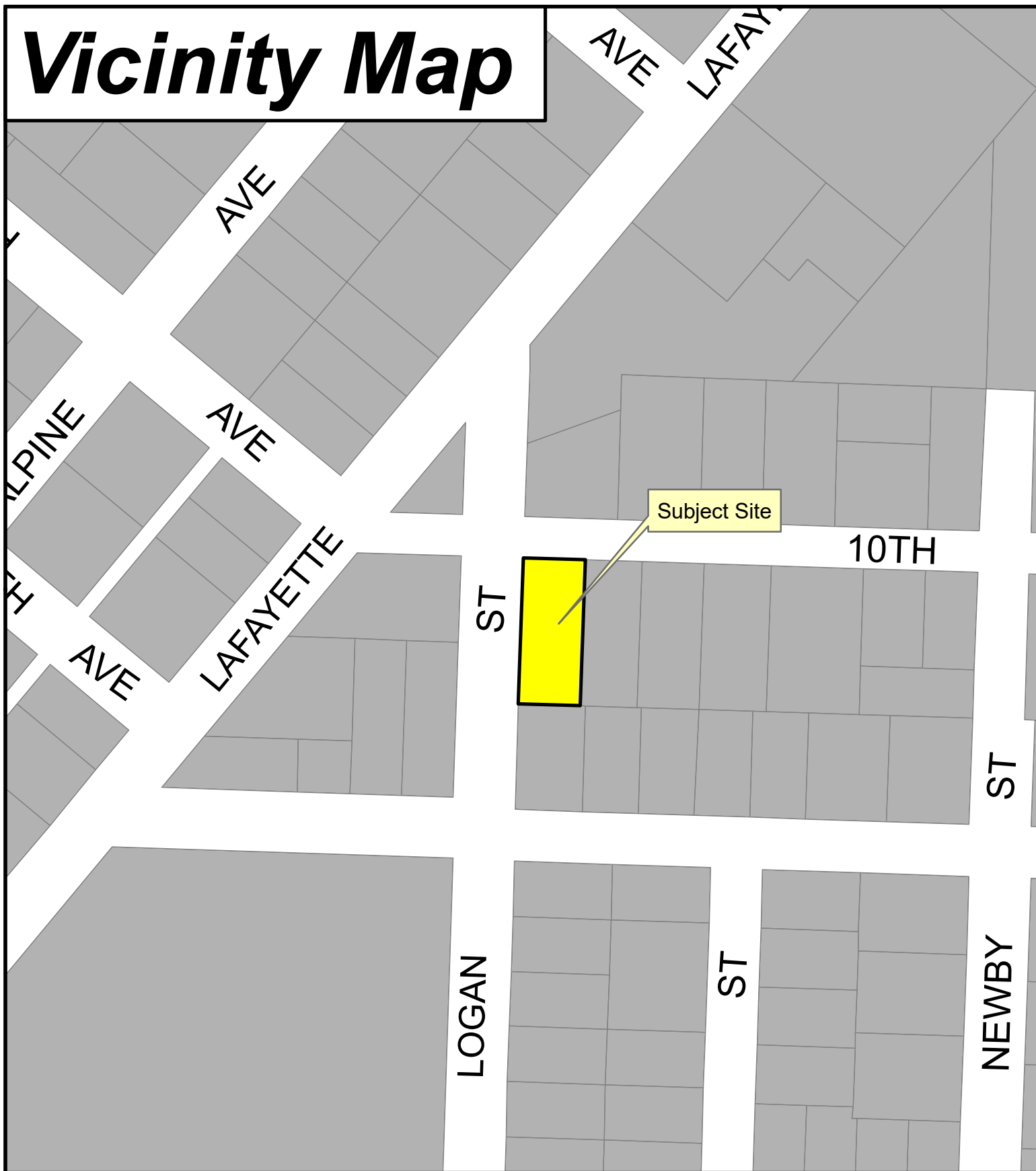
**Comprehensive Plan Goals and Policies:**

All applicable goals and policies apply to this request.

**PROPOSED PARTITION PLAN:**



# Vicinity Map



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Planning Department  
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